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# What is a Planning Performance Agreement?

- It is a project management tool to agree timescales, actions and resources for handling particular applications/projects.
- It does not commit the local planning authority to a particular outcome. It is instead a commitment to a process and timetable for determining an application.

The PPA covers the preparation of a site specific Development Brief, to be adopted by the LPA together with the pre-application/application stage of the project.

The development brief will be prepared by the Developer in partnership with the LPA.

The key roles and responsibilities in the preparation of the Development Brief are as follows:



## **Terriers Farm Development Brief Scope**

1. Vision
2. Objectives
3. Key Issues
4. Engagement
5. Scope
6. The Brief
7. Roles and responsibilities
8. Programme and timetable

# The draft - details

## The parties

- WDC
- Redrow Homes
- Persimmon Homes

## The vision

- The creation of a new community which is socially, economically and environmentally sustainable and which enables new and existing residents to enjoy a high quality of life.

# Development objectives

- Delivery of homes to assist Wycombe District Council in meeting its responsibility to provide at least a 5 year supply of housing land;
- a high quality place to live;
- a mix of accommodation for different ages and tenures, integrated together;
- easy access to open space, public transport and community infrastructure;
- helps people to live physically and mentally healthy lives;
- reducing carbon and other environmental impacts;
- increasing opportunities for biodiversity;
- is laid out in a way that allows for a meaningful green link between Kingswood and the countryside around Grange Farm to the north;
- the provision of good quality open space; .
- provision of on and off site infrastructure.

# Key Issues

1. The exact mix of land uses within the site / allocation,
2. Traffic and access, especially in the context of the Wellesbourne development;
3. Provision for public transport and non-car transport modes;
4. Potential for impact on the adjoining AONB and Lady's mile and any necessary mitigation;
5. Relationship to the existing adjacent residential areas;
6. Quantum / Density of Development;
7. The preferred mechanism for the collection of developer contributions and the delivery of infrastructure (s106 / CIL);
8. The necessary inputs from BCC in the dependency of the preparation of the development brief and framework masterplan on the High Wycombe wide transport study being undertaken by Jacobs on behalf of WDC and BCC and the related infrastructure study; (this does not replace the applicant's requirement to undertake a TIA or related work).
9. To take into account the deliverability of any proposals in relation to the green land, and if necessary to ensure any such proposals do not prejudice the delivery of the primary housing site.

# Engagement

- Site specific development brief to be delivered through engagement with the TFLG
- The Development Brief will be subject to a Public Exhibition.
- Prior to submission of an application, an independent pre-application event may be held by the applicants
- The applicants may want to set up a site specific website
- There will be an opportunity to present ideas to the WDC Members at a pre-planning committee presentation.



# Roles and responsibilities



The development brief will be prepared by the developer  
in partnership with the LPA

## WDC

- will lead liaison with members, stakeholders and the community in relation to the Development Brief
- will host public consultation on the Development Brief
- will review the responses to the consultation and agree with the Developer the changes to the Development Brief that are required to respond positively to the consultation while maintaining a viable and deliverable development proposal
- In the event that the Applicant / Developer does not agree with changes proposed it will be for the Councillor's adopting the Development Brief to come to a decision on the document being adopted

# The Developer

- will participate as a stakeholder in the public issues consultation undertaken by the LPA
- will prepare a scope and timetable for the preparation of the Development Brief
  - The scope for the Brief for the whole site will deal with high level issues
- Before the Developer prepares an initial draft of the Brief, the Developer and the LPA will hold discussions to establish a shared understanding of the issues to be resolved
- will prepare drafts of chapters of the Development Brief for review and comment by the LPA
- will prepare a consultation draft for public consultation
- will instruct the technical work required to inform the Development Brief, sharing the brief with the LPA in advance to ensure that all matters that are required are covered
- will participate in the Terriers Farm Liaison Group and the Infrastructure Roundtable when invited, as necessary.

# Key Milestones – Development Brief

- W/C 12 Oct - Consultation draft of the development brief
- W/C 16 Nov – Public exhibition of consultation draft
- W/C 4 Jan – Amended draft development brief issued
- W/C 8 Feb – Development brief issued
- WDC adopts Brief at Cabinet Meeting (March?)